

11312-11314 Venice Boulevard, Los Angeles, CA 90066

FOR LEASE

SIGNAGE

SIGNAGE

SIGNAGE

RIGHT LANE  
BUS  
LANE  
ENDS  
NO STOPPING  
ANY TIME



**GREG ECKHARDT**  
310.395.2663 X103  
GECKO@PARCOMMERCIAL.COM  
LIC# 01255469

# 11312-11314 Venice Boulevard, Los Angeles, CA 90066

## FIRST FLOOR: RETAIL/OFFICE

Approximately 950 square feet

Approximately 1,350 square feet

**\*Can be combined for a total of approximately 2,300 square feet\***

## SECOND FLOOR: OFFICE

Approximately 950 square feet

Approximately 1,050 square feet

**\*Can be combined for a total of approximately 2,000 square feet\***

**RATE:** \$3.25 per square foot per month, Modified Gross

**TERM:** 3-5 years

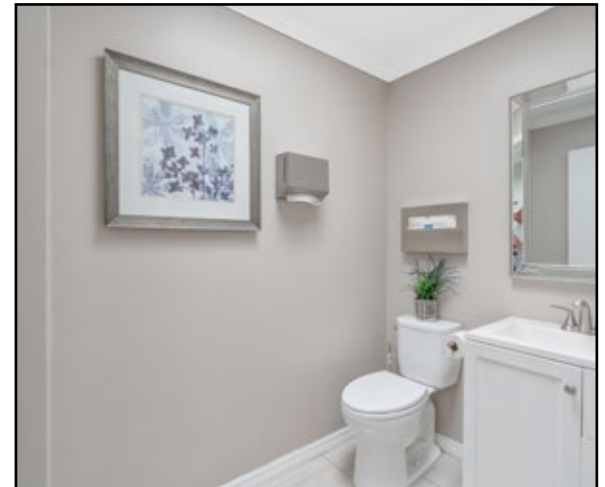
**PARKING:** Ten (10) surface parking spaces

**AVAILABLE:** Immediately

- Hard to find small retail and office spaces in densely populated area
- Each unit has its own restroom
- Excellent signage available
- Recent renovation
- Updated kitchen and kitchenette
- Existing security system in place
- Located on a major arterial street with easy access to the 405 freeway
- Traffic counts in excess of 47,000 per day
- Bluey's, Cafe Laurent, Starbucks, Wells Fargo, Vons, and many other restaurants and retailers within walking distance



PROPERTY PHOTOS



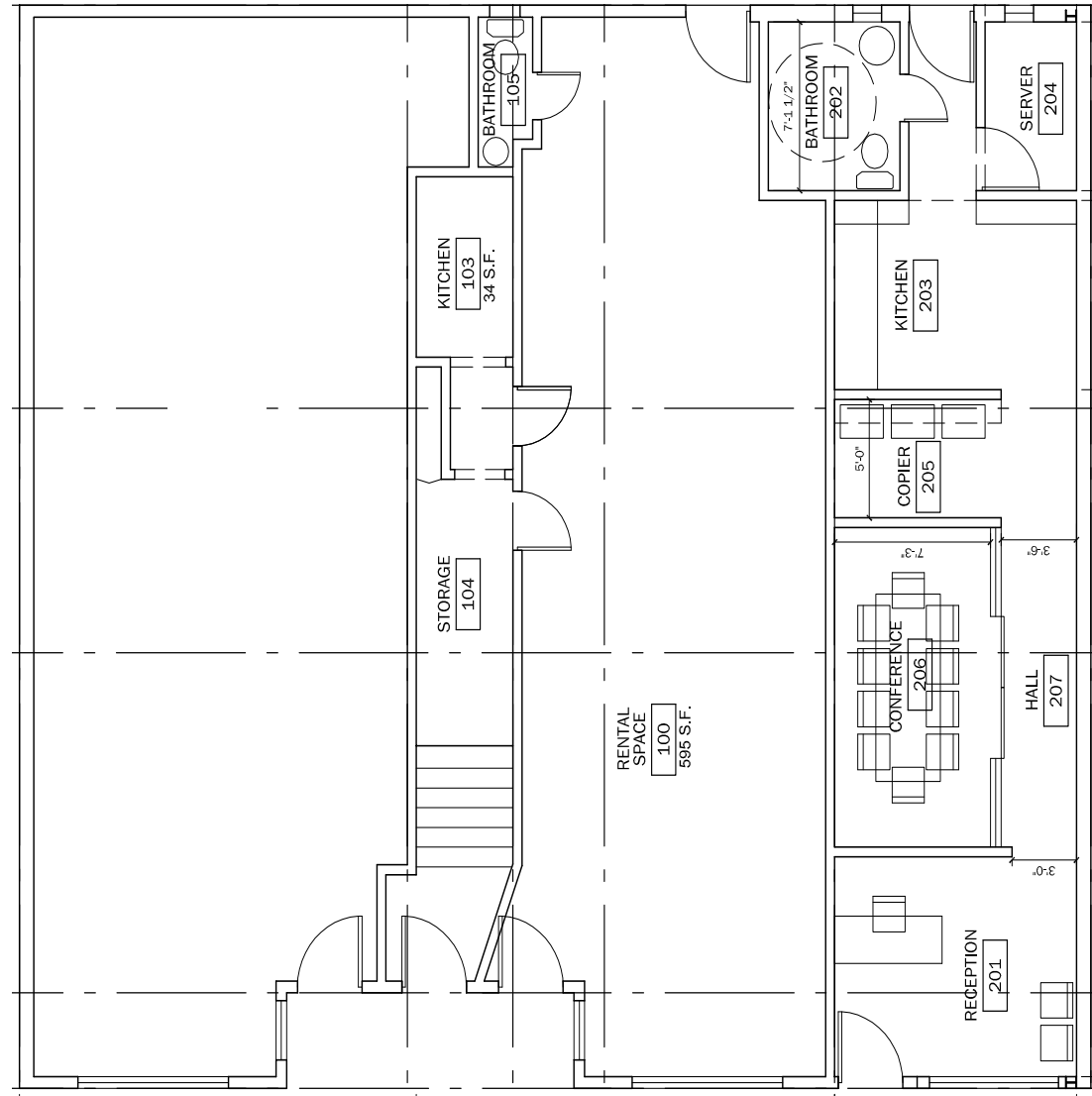
www.parcommercial.com

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FIRST FLOOR PLAN

PARKING LOT



VENICE BOULEVARD



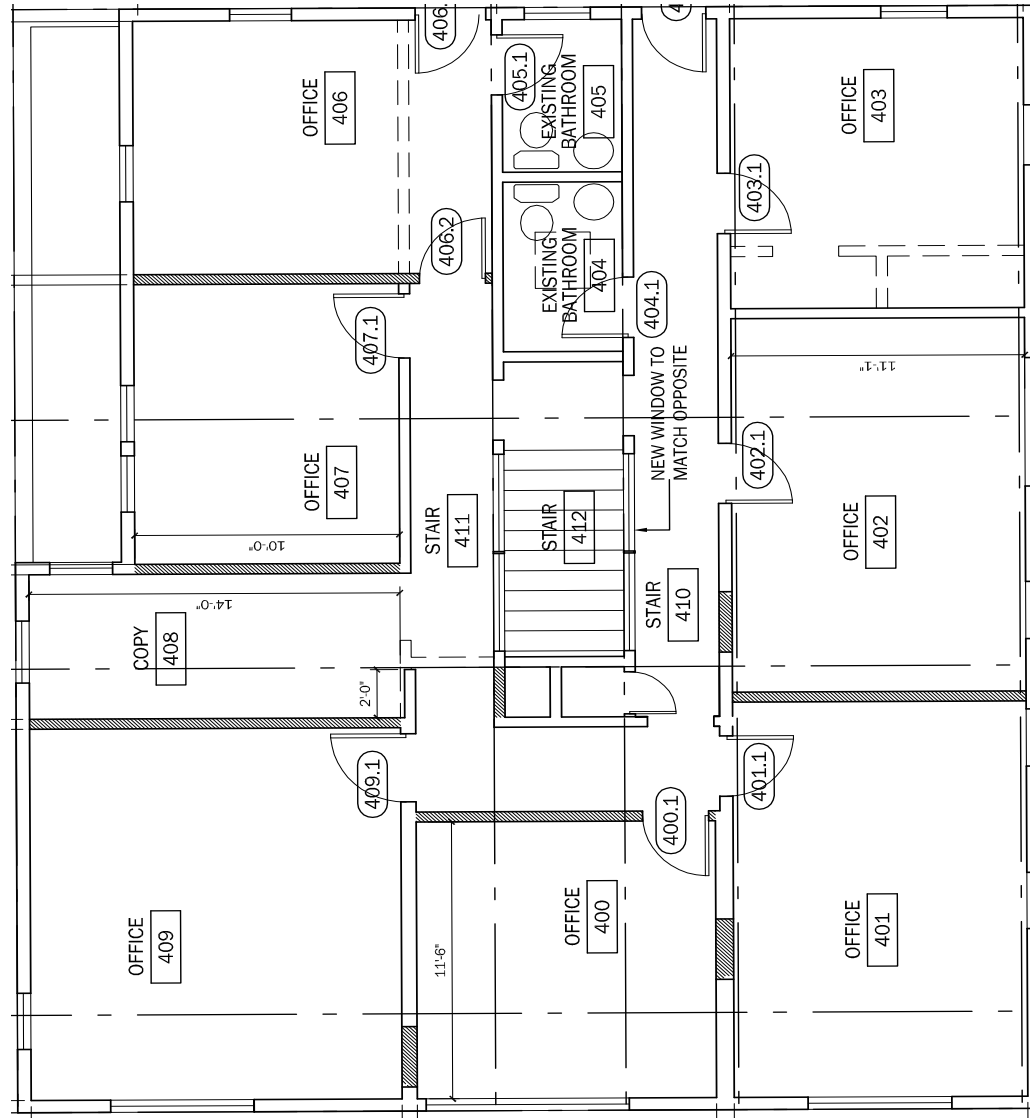
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PLAN ROOM SUCCESS

PARKING LOT



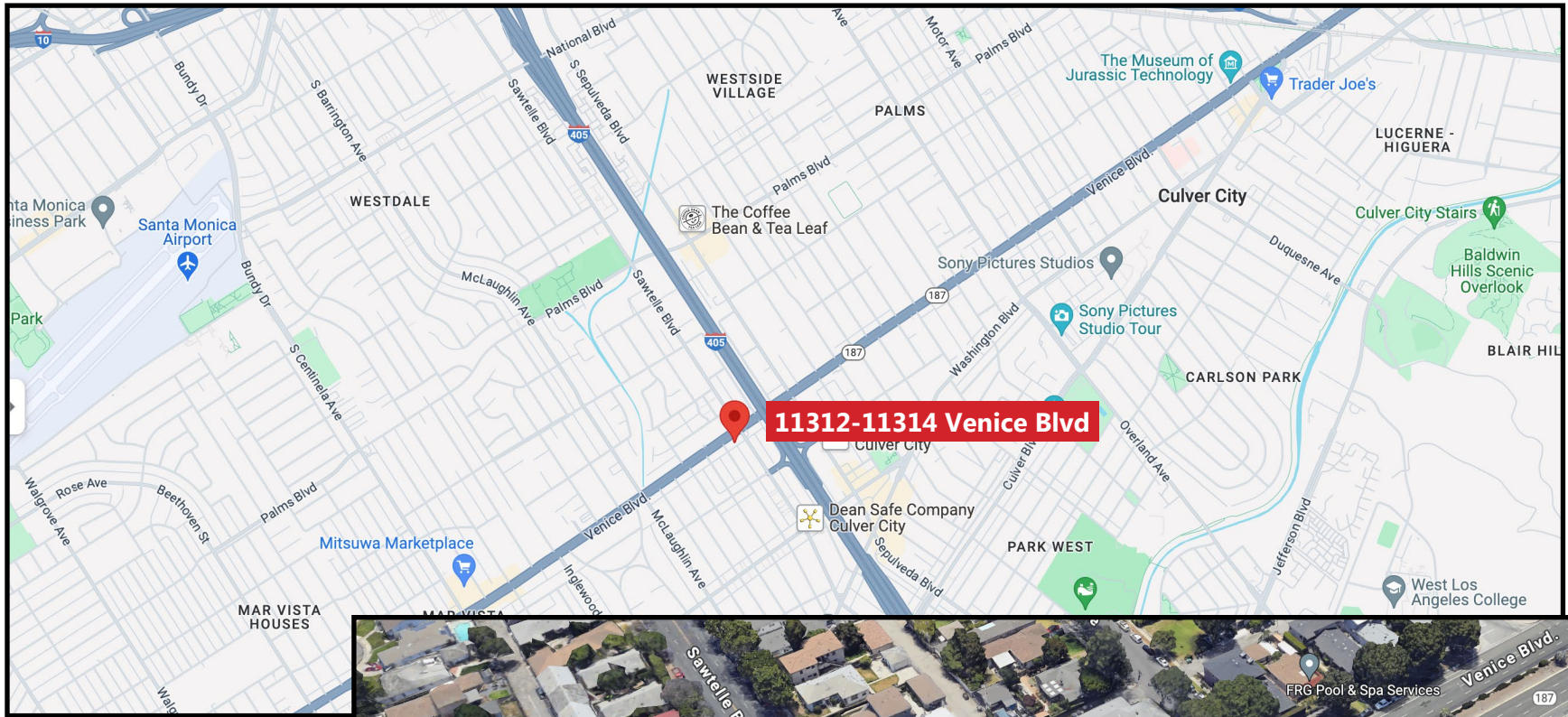
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